

Subdivision Regulations

What is not changing?

- Subdivision is a separate section in the Zoning. Most of the new additions clarify the processes of the Town's Planning Board during Subdivision review.
- Lot line adjustments are still allowed with Zoning Officer / Town Planner approval.

What is changing?

- Added guidance and standards for the Planning Board to use in subdivision review.
- Simple subdivision has been replaced with Minor Subdivision, which allows a land owner to split a single lot with Planning Board review. There are additional review criteria to guide the placement of new lots and preserve ag land
- Major Subdivisions (subdivision of more than 3 lots) require cluster or conservation subdivision planning, which is based on a natural resource analysis. Any new large developments must start with identification of valuable open space, water bodies, prime agricultural soils, and other natural features before laying out the development.

What is cluster / conservation subdivision?



Step 1: Delineate prime soils, natural, historic, and cultural resources, stormwater and wastewater locations and potential development area



Step 2: Locate house sites



Step 3: Align streets and trails



Step 4: Draw in lot lines